



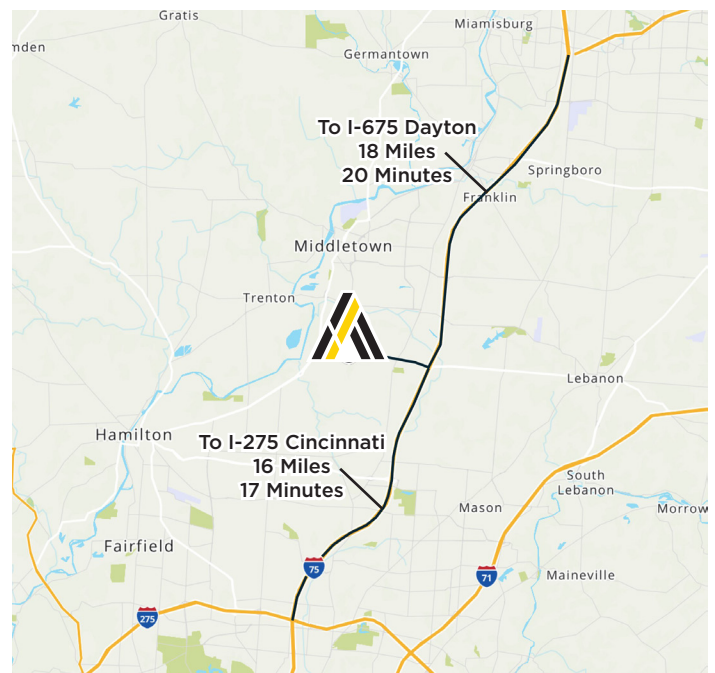
# Hamilton Lebanon Road

Monroe, Ohio 45044

**LEASE RATE:  
NEGOTIABLE**

## Property Highlights

- **Build-to-Suit Flex Opportunity:** Class A pre-engineered metal building tailored to meet tenant specifications.
- **Flexible Size Options:** Configurations ranging from 10,000 to 30,000 SF to accommodate a variety of operational needs.
- **4.45± Acre Site:** Allowing for ample parking and truck circulation.
- **Versatile Design:** Ideal for industrial, flex, or showroom users with fully customizable layouts
- **Climate Controlled Facility:** 100% Air conditioned and heated to support a range of uses.
- **High Visibility Location:** Exposure to more than **27,250 vehicles per day** on Hamilton Lebanon Road (SR 63) and Salzman Road, providing strong presence and accessibility.



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## Conceptual Photos

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## Build-to-Suit Specifications

|                           |   |                        |                       |
|---------------------------|---|------------------------|-----------------------|
| <b>Location:</b>          | Hamilton Lebanon Road<br>Monroe, Ohio 45044 | <b>Clear Height:</b>   | 24' - 28'             |
| <b>Total SF:</b>          | 10,000 - 30,000± SF                         | <b>Drive-in Doors:</b> | As Needed             |
| <b>Acreage:</b>           | 4.45± Acres                                 | <b>Docks:</b>          | As Needed             |
| <b>Construction Type:</b> | Pre-Engineered Metal                        | <b>Sprinkler:</b>      | As Needed             |
| <b>Roof:</b>              | Screw Down Metal Roof                       | <b>HVAC:</b>           | Fully Air Conditioned |
| <b>Column Spacing:</b>    | Clear Span                                  | <b>Lighting:</b>       | LED                   |
| <b>Floor Thickness:</b>   | 8" Reinforced                               | <b>Floor Drains:</b>   | As Needed             |
| <b>Power:</b>             | 600 Amp 3 Phase                             | <b>Cranes:</b>         | As Needed             |

## Photo

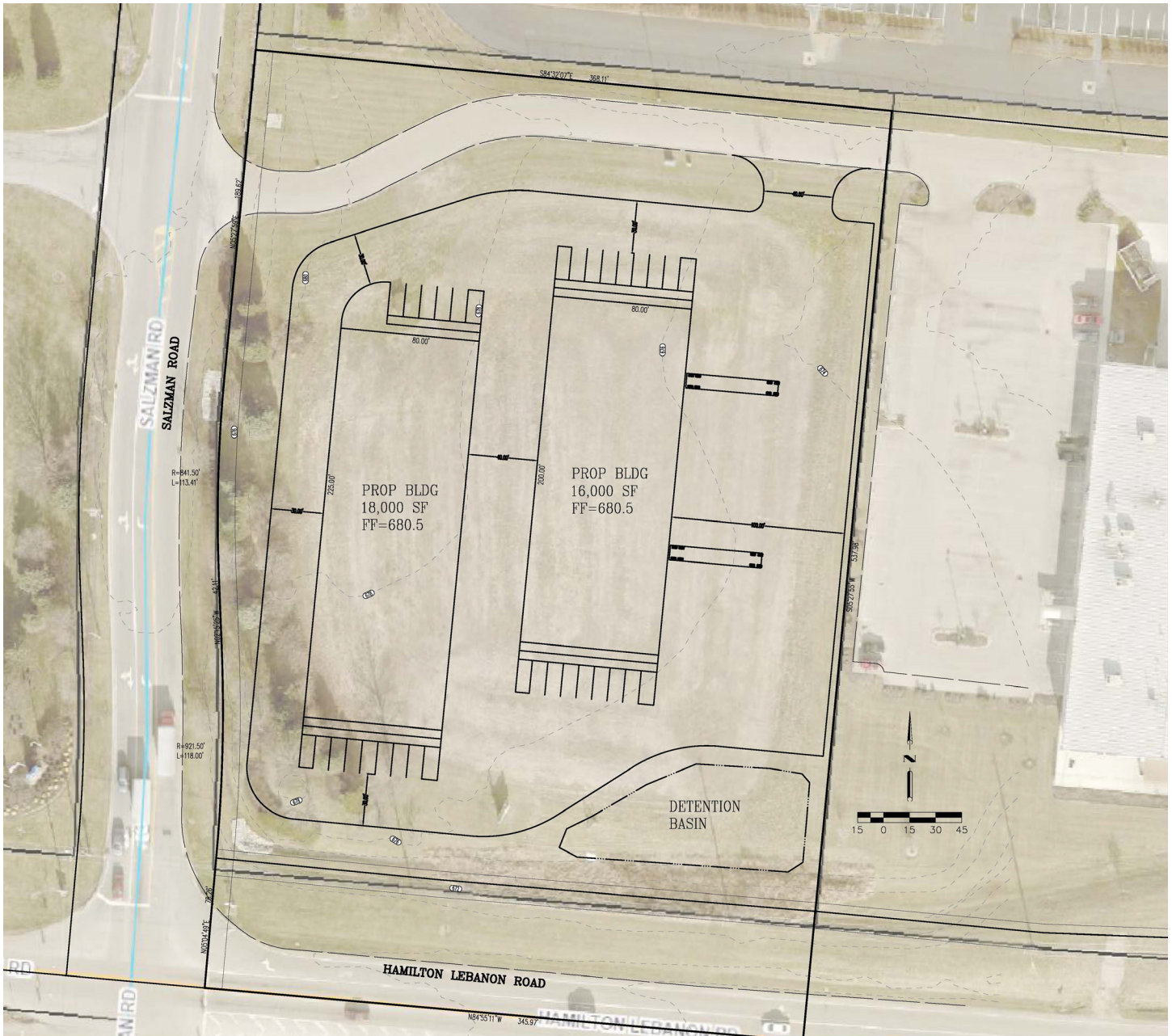


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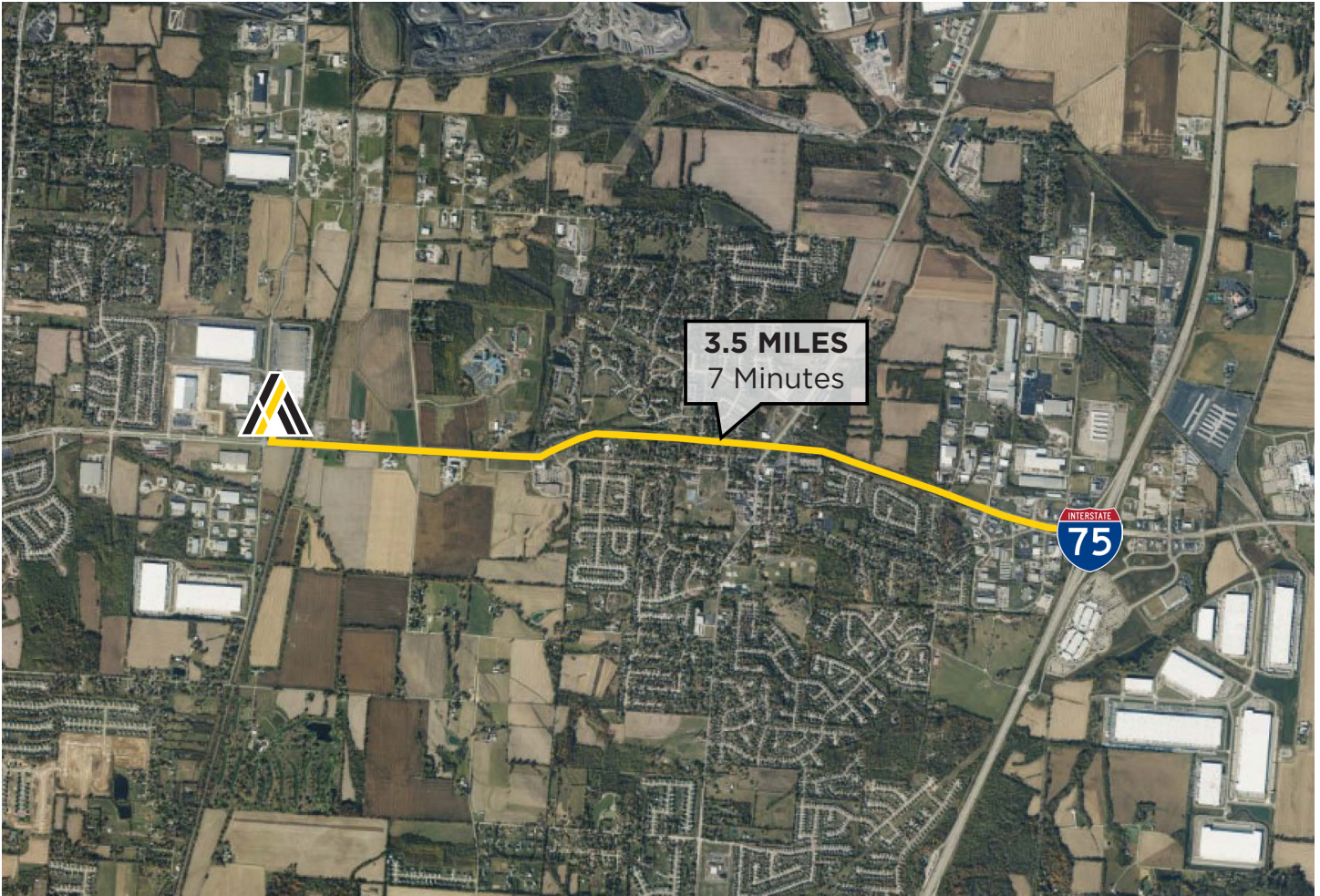
## Proposed Site Plan



# Hamilton Lebanon Road

Monroe, Ohio 45044

## Aerial



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